

PETITION FOR ZONING VARIANCE 84-333-A 1. THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.B (III, C, 3) to permit a side yard setback of 6 inches instead of the required 7 ft.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

In order to utilize the area located on the side of the property to its fullest potential, there is a need to take the far front corner out as far as possible.

Need carport to protect car from and preserve resale value. The width is needed because of the curved driveway for clearance in the front.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
City and State: _____
Name: _____
Attorney's Telephone No.: _____
Address: _____
Phone No.: _____

RECORDED By The Zoning Commission: Baltimore County, this 17th day of April, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 29th day of May, 1984, at 10:15 o'clock A.M.

Carl J. Jablon
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

84-333-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 27th day of April, 1984.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Robert N. Loman, et ux Received by *Nicholas B. Commodari*
Petitioner's Attorney _____ Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: May 10, 1984

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: 84-329-SPH, 84-330-A, 84-331-A, 84-332-A and 84-333-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE May 21, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Protection
Health Department
Process Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Robert Neal Loman
8004 Woodhaven Court
Baltimore, Maryland 21237

RE: Item No. 268 - Case No. 84-333-A
Robert N. Loman, et ux
Variance Petition

Dear Mr. & Mrs. Loman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bcc

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 17, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #268 (1983-1984)
Property Owner: Robert N. Loman, et ux
W/S Woodhaven Ct. 110' N/W from centerline
Woodhaven Rd.
Acres: 53.71/151.31 X 97.89/120.79
District: 14th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 145502, executed in conjunction with the development of Camelot, of which this property is a part.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

There is a 10-foot drainage and utility easement centered upon the rear 151.31-foot lot line of this property.

Sincerely yours,

Robert A. Morton, P.E.
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:RAM:PMR:es

J-SE Key Sheet
10 NE 19 Box, Sheet
NE 3 E Topo
89 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-2211
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 4-17-84
Item # 268
Property Owner: Robert N. Loman, et ux
Location: 110' Woodhaven Court

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments: _____

Comments should be shown on the plan and the "D" level intersection should be shown on the plan. The deficient service is _____.

Eugene A. Bober
Eugene A. Bober
Chief, Current Planning and Development

cc: James Howell

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Arnold Jablon, Zoning Commissioner
TO: _____ Date: May 16, 1984

FROM: Ian J. Forrest

SUBJECT: 84-329-SPH, 84-330-A, 84-331-A, 84-332-A and 84-333-A
Meeting - April 17, 1984

The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazards at this time regarding these items.

- Item #260 - Dennis Fisher, et ux
- Item #262 - Arthur B. Singley, III, et ux
- Item #266 - William R. DeSandro, et ux
- Item #267 - Joseph D. Deigert, et al
- Item #268 - Robert N. Loman, et ux
- Item #269 - Lottie G. Paris

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/eth

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship on the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 13th day of June, 1984, that the herein Petition for Variance(s) to permit a side yard setback of 6 inches in lieu of the required 7 feet for the proposed carport/patio, is GRANTED, from and after the date of this Order, subject, however, to the following:

1. All portions of the proposed addition shall be a minimum of 6 inches from the property line.
2. The pitch and direction of the roof line of the proposed carport/patio cover shall be similar to that of the existing dwelling.
3. Water run-off from the rear portion of the roof of the carport/patio shall be connected to the existing underground house drainage system. Drainage from the front portion shall be contained on the subject site.
4. Approval of a site plan by the Office of Planning and Zoning.

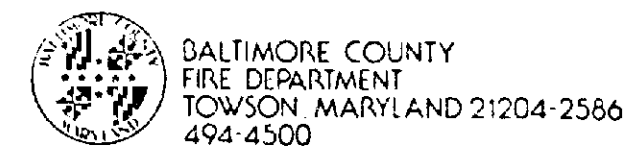
John M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

MICROFILMED

ZONING DESCRIPTION

Beginning at a point on the west side of Woodhaven Court 110 feet northwest of the centerline of Woodhaven Road, Being Lot No. 6, Block A, in the subdivision of Camelot, Book No. 38, Folio 149. Also known as 8004 Woodhaven Court in the 14th Election District.

MICROFILMED



PAUL H. RENCKE
CHIEF

May 3, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Robert N. Loman, et ux

Location: W/S Woodhaven Court 110' N/W from c/l Woodhaven Road

Item No.: 268

Zoning Agenda: Meeting of 4/17/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. Haggard* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

MICROFILMED

PETITION FOR VARIANCE

14th Election District

ZONING: Petition for Variance

LOCATION: West side Woodhaven Court, 110 ft. Northwest of the centerline of Woodhaven Road (8004 Woodhaven Court)

DATE & TIME: Tuesday, May 29, 1984 at 10:15 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

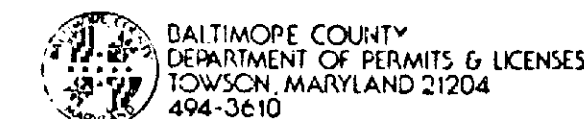
Petition for Variance to permit a side yard setback of 6 inches instead of the required 7 ft.

Being the property of Robert N. Loman, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

MICROFILMED



TED ZALESKI JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 268 Zoning Advisory Committee Meeting are as follows:

Property Owner: Robert N. Loman, et ux
Location: W/S Woodhaven Court 110' N/W from c/l Woodhaven Road
Building Zoning: D-1, S-2
Proposed Zoning: Variance to permit a side yard setback of 6" in lieu of the required 6'.

Acres: 53.71/151.31 x 97.89/120.79
District: 14th.

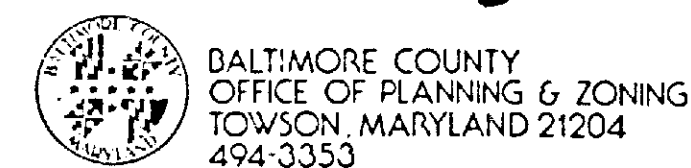
The items checked below are applicable:

- (X) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-83 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- (X) A building/ & other miscellaneous permit shall be required before beginning construction.
- (X) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- (X) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- (X) An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, Line 2, Section 1407 and Table 1402, also Section 503.2.
- () Requested variance appears to conflict with the Baltimore County Building Code, Section/s .
- () A change of occupancy shall be applied for, along with an attention permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- () Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- (X) Comments - The post or structural supports shall be of non-combustible construction, or be one hour fire rated.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

MICROFILMED

CEB:ms



ARNOLD JABLON
ZONING COMMISSIONER

June 13, 1984

Mr. and Mrs. Robert N. Loman
8004 Woodhaven Court
Baltimore, Maryland 21237

RE: Petition for Variance
W/S of Woodhaven Ct., 110' NW of the center line of Woodhaven Rd. (8004 Woodhaven Ct.) - 14th Election District
Robert N. Loman, et ux - Petitioners
No. 84-333-A (Item No. 268)

Dear Mr. and Mrs. Loman:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

John M. H. Jung
JOHN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel

MICROFILMED

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S Woodhaven Ct., 110' :
NW of the Centerline of : OF BALTIMORE COUNTY
Woodhaven Rd. (8004 :
Woodhaven Ct.), :
14th District :
ROBERT N. LOMAN, et ux, : Case No. 84-333-A
Petitioners :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 9th day of May, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Robert N. Loman, 8004 Woodhaven Court, Baltimore, MD 21237, Petitioners.

Peter Max Zimmerman

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>ua</u>	Revised Plans: Change in outline or description <u>Yes</u> Map # <u>4B</u>									
Previous case: <u>MICROFILMED</u>	No									

Item # 268

May 1, 1984

Mr. & Mrs. Robert N. Loman
8004 Woodhaven Court
Baltimore, Maryland 21237

NOTICE OF HEARING
Re: Petition for Variance
W/S Woodhaven Court, 110' NW of the c/l of
Woodhaven Road (8004 Woodhaven Court)
Robert N. Loman, et ux - Petitioners
Case No. 84-333-A

TIME: 10:15 A.M.
DATE: Tuesday, May 29, 1984
PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 5/5/84 ACCOUNT: 26-615-000
AMOUNT: 35.00
RECEIVED: Robert N. Loman
FROM: Filing Fee for Case # 84-333-A
FOR: Filing Fee for Case # 84-333-A

C 143*****355010 8062A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14 Date of Posting: 5/17/84
Posted for: Robert N. Loman
Petitioner: Robert N. Loman
Location of property: 8004 Woodhaven Court, 110' NW of the c/l of Woodhaven Road
Location of Sign: Front of property at 8004 Woodhaven Court
Remarks: Robert N. Loman
Posted by: Robert N. Loman Date of ret. m.: 5/17/84
Number of Signs: 1

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

May 11, 1984

THIS IS TO CERTIFY, that the annexed advertisement of
Arnold Jablon in the matter of P.O. #55188 -
Reg. #160763.
was inserted in **The Dundalk Eagle** a weekly news-
paper published in Baltimore County, Maryland, once a week
for one ~~successive~~ weeks before the
11th day of May 1984; that is to say,
the same was inserted in the issues of May 10, 1984

Kimbel Publication, Inc.
per Publisher.
By: *[Signature]*

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 10, 1984

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ~~successive~~
of ~~successive~~ times ~~successive~~ before the 29th
day of May 1984, the next publication
appearing on the 10th day of May 1984

[Signature] THE JEFFERSONIAN
Manager.

Cost of Advertisement, \$ 12.00

VICINITY MAP

PROPOSED GARPORT/PATIO COVER

EXISTING DWEL.

WOODHAVEN CT.

WOODHAVEN RD.

PLAT FOR ZONING VARIANCE
OWNERS: ROBERT NEAL AND KATHLEEN MARIE LOMAN
Election District: 14th; Zoned D.R. 5.5
Subdivision: CAMELOT 3rd 12
Lot 6, Block A, Book No. 38, Folio 149
Improvement being known as 8004 Woodhaven Court

Scale: 1" = 50'

PUBLIC UTILITIES EXISTING ON
WOODHAVEN RD.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

May 22, 1984

Mr. & Mrs. Robert N. Loman
8004 Woodhaven Court
Baltimore, Maryland 21237

Re: Petition for Variance
W/S Woodhaven Ct., 110' NW of the c/l of
Woodhaven Rd. (8004 Woodhaven Court)
Case No. 84-333-A

Dear Mr. & Mrs. Loman:

This is to advise you that \$51.00 is due for advertising and posting
of the above property.

This fee must be paid and our zoning sign and post returned on the day
of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and
remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building,
Towson, Maryland 21204, before the hearing.

Sincerely,
[Signature]
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 5/29/84 ACCOUNT: R-01-615-000
AMOUNT: \$51.00
RECEIVED: Kathleen M. Loman
FROM: advertising and posting Case #84-333-A
FOR: advertising and posting Case #84-333-A

C 025*****01010 8295A

VALIDATION OR SIGNATURE OF CASHIER